



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

January 13, 2009

IN REPLY PLEASE

REFER TO FILE:

**MP-6**  
**180.042**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BARTOLO DRAIN - PARCELS 2EX THROUGH 44EX  
QUITCLAIM OF EASEMENT FROM THE LOS ANGELES COUNTY FLOOD  
CONTROL DISTRICT TO THE CITY OF PICO RIVERA  
(SUPERVISORIAL DISTRICT 1)  
(3 VOTES)**

**SUBJECT**

This action is to approve the quitclaim of easement for Bartolo Drain from the Los Angeles County Flood Control District to the City of Pico Rivera.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Declare the easement interest in Bartolo Drain, Parcels 2EX, 3EX, 4EX, 5EX, 6EX, 7EX, 8EX, 9EX, 10EX, 11EX, 12EX, 13EX, 14EX, 15EX, 16EX, 17EX, 18EX, 19EX, 20EX, 21EX, 22EX, 23EX, 24EX, 25EX, 26EX, 27EX, 28EX, 29EX, 30EX, 31EX, 32EX, 33EX, 34EX, 35EX, 36EX, 37EX, 38EX, 39EX, 40EX, 41EX, 42EX, 43EX, and 44EX to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the City of Pico Rivera for \$10,000.
4. Instruct the Chairman to sign the Quitclaim of Easement and authorize delivery to the City of Pico Rivera.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain your Board's approval to quitclaim a portion of the Los Angeles County Flood Control District's (LACFCD) easement for Bartolo Drain, Parcels 2EX, et al., to the City of Pico Rivera.

The County of Los Angeles acquired an easement for Bartolo Drain, Parcels 2EX, et al., for storm drain purposes by dedication on Tract Map No. 16588. The easement was subsequently quitclaimed to the LACFCD. The LACFCD recently constructed an underground storm drain along Crossway Drive and Warvale Street in the City of Pico Rivera, eliminating the need for this easement. The City of Pico Rivera agreed to accept this easement from the LACFCD.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan Goal directs the provision of Fiscal Responsibility (Goal 4). The revenue from the sale will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Plan.

The proposed cost to quitclaim this easement is \$10,000. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Bartolo Drain, Parcels 2EX, et al., are located between the Burlington Northern and Santa Fe Railroad right of way to Slauson Avenue in the City of Pico Rivera, as shown on the attached maps.

On November 27, 2007, your Board approved Cooperative Agreement No. 76391 between the LACFCD and the City of Pico Rivera wherein the LACFCD agreed to construct a storm drain system, referred to as the Bartolo Drain Extension, to convey storm water from a drainage swale near Crossway Drive and Slauson Avenue to an existing storm drain in the City. Upon completion of construction, the LACFCD would quitclaim its easement for the drainage swale to the City, and the City would assume ownership, operation, and maintenance of the right of way.

The Honorable Board of Supervisors  
January 13, 2009  
Page 3

The proposed quitclaim of easement is authorized by Section 2, Paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power...13. To....sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors, said property or any interest therein, or any part thereof, is no longer required for the purpose of said district...."

The attached Quitclaim of Easement document has been approved by County Counsel and will be recorded.

#### **ENVIRONMENTAL DOCUMENTATION**

On November 20, 2007, your Board found the Bartolo Drain Extension project exempt from the provisions of the California Environmental Quality Act.

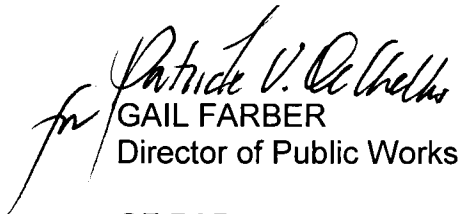
#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This transaction will eliminate the need to maintain this property and reduce LACFCD's cost and expense.

#### **CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim of Easement to the Department of Public Works, Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

  
GAIL FARBER  
Director of Public Works

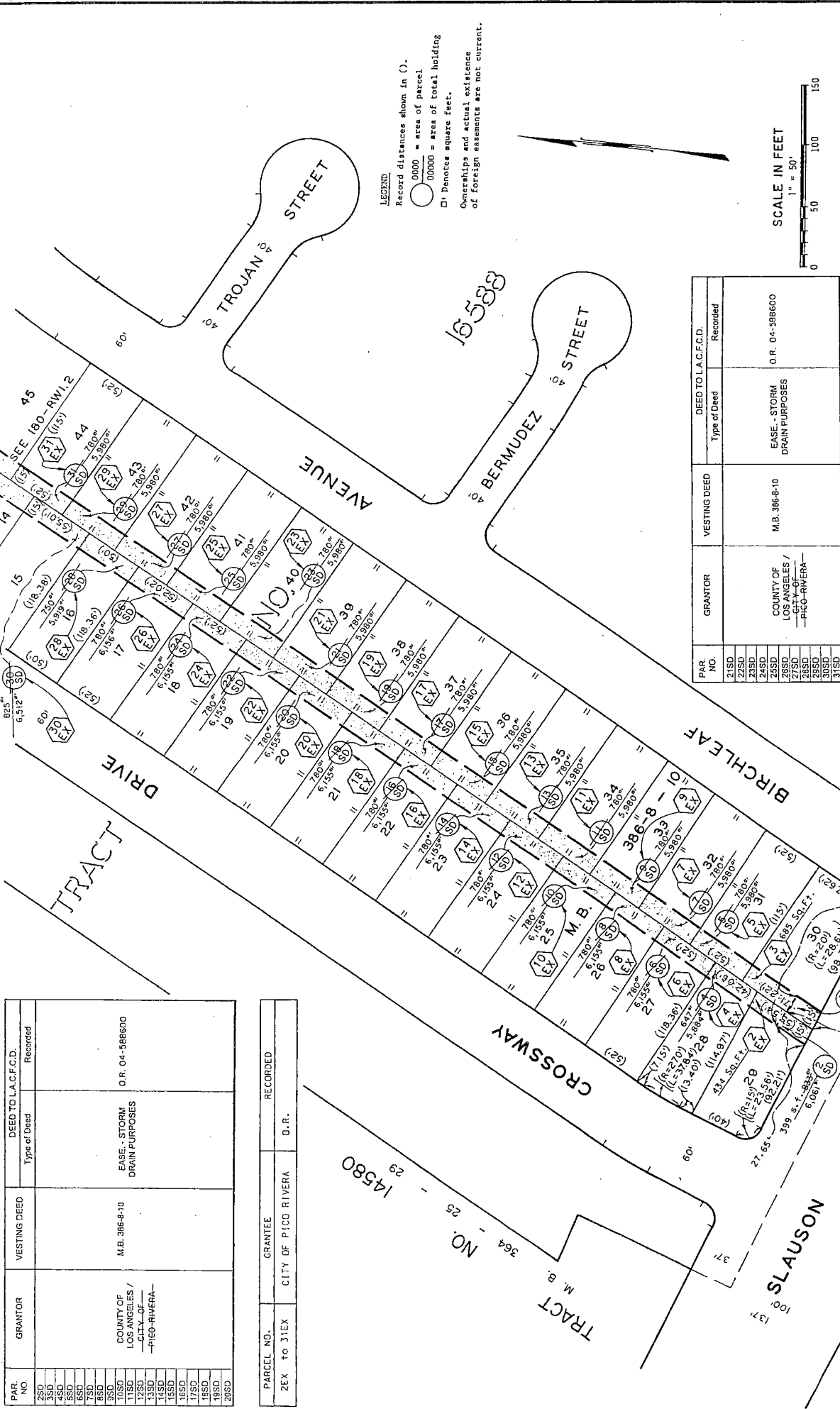
GF:PAP:mr

Attachments (3)

c: Auditor-Controller (Accounting Division - Asset Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel

PAR. NO.	GRANTOR	VESTING DEED	DEED TO L.A.C.F.C.D.
250	COUNTY OF LOS ANGELES / CITY OF PICO-RIVERA	M.B. 386-8-10	EASE - STORM DRAIN PURPOSES
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			O.R. 04-588600

PARCEL NO.	GRANTEE	RECORDED
250 TO 315	CITY OF PICO RIVERA	O.R.



PAR. NO.	GRANTOR	VESTING DEED	DEED TO L.A.C.F.C.D.
21SD	COUNTY OF LOS ANGELES / CITY OF PICO-RIVERA	M.B. 386-8-10	EASE - STORM DRAIN PURPOSES
22SD			
23SD			
24SD			
25SD			
26SD			
27SD			
28SD			
29SD			
30SD			
31SD			O.R. 04-588600

**FM 21407-1.1**

**LOS ANGELES COUNTY FLOOD CONTROL DISTRICT**

**BARTOLO DRAIN**

SLAUSON AVENUE TO ATCHISON, TOPEKA AND SANTA FE RAILWAY

RECEIVED BY: *Alfonso P. 1/27/73*

APPROVED BY: *R. Wilborn*

DATE: 8-23-73

NO. 180-RW.1.1

**REVISIONS**

REVISED: 11-18-03, 3-22-04, 1-24-08

REFERENCES: C.I. 36 (C-5), 180-F1, T.G. 676 (D7)

PROJECT ENGINEER: *R. Wilborn*

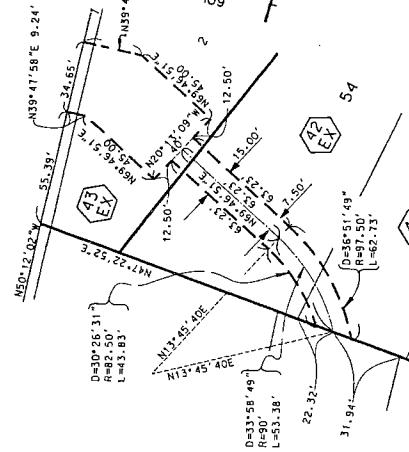
DATE: 8-23-73

NO. 180-RW.1.1

ALL IN THE CITY OF PICO RIVERA

# RANCHO PASO DE BARTOLO VIEJO BATCHISON TOPEKA & SANTA FE RAILWAY

TWEEDY'S RIVERA PROPERTY  
IN RANCHO SANTA GERTRUDIS  
M.B. 12-169



DETAIL "A"  
NOT TO SCALE

SCALE IN FEET  
1" = 50'

TROJAN STREET

ALL IN THE CITY OF PICO RIVERA

14530

WARVALE STREET

DRIVE

AVENUE

BIRCHLEAF AVENUE

CROSSWAY

TRACT NO. 16588  
M.B. 386 - 8 - 10

PARCEL MAP NO. 10876  
P.M.B. III - 54

PAR. NO.	GRANTOR	VESTING DEED	DEED TO L.A.C.F.C.D.
32SD	COUNTY OF LOS ANGELES / CITY OF PICO RIVERA	M.B. 386-8-10	Type of Deed
33SD			Recorded
34SD			
35SD			
36SD			
37SD			
38SD			
39SD			
40SD			
41SD			
42SD			
43SD			
44SD			

PARCEL NO.	GRANTEE	RECORDED
32EX TO 44EX	CITY OF PICO RIVERA	O.R.

LEGEND  
Record distances shown in ( ).  
00000 = area of parcel.  
000000 = area of total holding.  
a Denotes square feet.  
Ownership and actual existence of foreign assessments are not current.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT	
BARTOLO DRAIN	
SLAUSON AVENUE TO ATCHISON, TOPEKA AND SANTA FE RAILWAY	
REVISIONS	DATE
11-17-03 3-22-04 1-24-08	8-23-73
BY R. WILBORN	AS SHOWN
NO. 180-RW1.2	

FM 21407-2.4

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

City of Pico Rivera  
6615 Passons Boulevard  
Pico Rivera, CA 90660-1016

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO  
SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION  
27383 OF THE GOVERNMENT CODE.

Space above this line reserved for Recorder's use

**Assessor's Identification Numbers:**

6369-021-001, 002, 003, 004, 005, 006,  
007, 008, 009, 010, 011, 012, 013, 014,  
015, 016, 036, 038, and 802 (Portions)  
6369-022-001, 002, 003, 004, 005, 006,  
007, 008, 009, 010, 011, 012, 013, 014,  
015, 016, 017, 018, 019, 020, 021, 022,  
023, and 024 (Portions)

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the CITY OF PICO RIVERA, a municipal corporation, all its right, title, and interest in and to that certain easement for storm drain purposes acquired by Quitclaim of Easement document recorded March 11, 2004, as Document No. 04-0588600, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Pico Rivera, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors of the  
County of Los Angeles

By \_\_\_\_\_  
Deputy

BARTOLO DRAIN 2EX  
Includes Parcels 3EX, 4EX, 5EX, 6EX, 7EX,  
8EX, 9EX, 10EX, 11EX, 12EX, 13EX, 14EX,  
15EX, 16EX, 17EX, 18EX, 19EX, 20EX, 21EX,  
22EX, 23EX, 24EX, 25EX, 26EX, 27EX, 28EX,  
29EX, 30EX, 31EX, 32EX, 33EX, 34EX, 35EX,  
36EX, 37EX, 38EX, 39EX, 40EX, 41EX, 42EX,  
43EX, and 44EX  
180-RW 1.1 and 1.2  
S.D. 1 X5009588

KR:BW:KR-KRQCEBARTOLODRAIN2EX 4108

**NOTE: Acknowledgment form on reverse side.**

STATE OF CALIFORNIA        )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

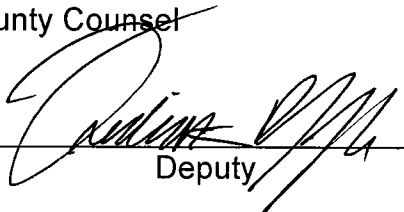
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By  \_\_\_\_\_  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within deed or grant, dated \_\_\_\_\_, from the Los Angeles County Flood Control District, a body corporate and politic, to the City of Pico Rivera, a municipal corporation, is hereby accepted pursuant to the authority conferred by Resolution No. \_\_\_\_\_, of the City Council of the City of Pico Rivera, adopted on \_\_\_\_\_, 20\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## **EXHIBIT A**

### **BARTOLO DRAIN 2EX**

Includes : Parcel Nos. 3EX, 4EX, 5EX, 6EX, 7EX, 8EX, 9EX, 10EX, 11EX, 12EX, 13EX, 14EX, 15EX, 16EX, 17EX, 18EX, 19EX, 20EX, 21EX, 22EX, 23EX, 24EX, 25EX, 26EX, 27EX, 28EX, 29EX, 30EX, 31EX, 32EX, 33EX, 34EX, 35EX, 36EX, 37EX, 38EX, 39EX, 40EX, 41EX, 42EX, 43EX, 44EX

180-RW 1.1 and 1.2

A.P.N. 6369-021-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 036, 038 and 802 (portions)  
6369-022-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023 and 024 (portions)

T.G. 676 (D7 & E7)

I.M. 099-237

S.D. 1

X5009588

### **LEGAL DESCRIPTION**

#### **PARCEL NO. 2EX** (Quitclaim of portion of easement):

The southeasterly 15.00 feet of Lot 29, Tract No. 16588, as shown on map recorded in Book 386, pages 8, 9 and 10, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 2SD in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 11, 2004, as Document No. 04-0588600, of Official Records, in the office of said Registrar-Recorder/County Clerk.

EXCEPTING therefrom that portion lying southwesterly of the following described line:

Beginning at a point in southeasterly line of said Lot 29, distant North 28°13'10" East 25.53 feet from the southerly corner of said Lot 29; thence North 61°46'50" West 20.00 feet.

Containing: 434 ± square feet



**PARCEL NO. 3EX** (Quitclaim of portion of easement):

The northwesterly 15.00 feet of Lot 30 of above-mentioned Tract No. 16588, described as Parcel No. 3SD in above-mentioned deed.

EXCEPTING therefrom that portion lying southwesterly of the southeasterly prolongation of the above-described course having a bearing and length of North 61°46'50" West 20.00 feet.

Containing: 685 ± square feet

**PARCEL NO. 4EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 28 of above-mentioned Tract No. 16588, described as Parcel No. 4SD in above-mentioned deed.

Containing: 647 ± square feet

**PARCEL NO. 5EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 31 of above-mentioned Tract No. 16588, described as Parcel No. 5SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 6EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 27 of above-mentioned Tract No. 16588, described as Parcel No. 6SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 7EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 32 of above-mentioned Tract No. 16588, described as Parcel No. 7SD in above-mentioned deed.

Containing: 780 ± square feet

**EXHIBIT A**

**PARCEL NO. 8EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 26 of above-mentioned Tract No. 16588, described as Parcel No. 8SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 9EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 33 of above-mentioned Tract No. 16588, described as Parcel No. 9SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 10EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 25 of above-mentioned Tract No. 16588, described as Parcel No. 10SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 11EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 34 of above-mentioned Tract No. 16588, described as Parcel No. 11SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 12EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 24 of above-mentioned Tract No. 16588, described as Parcel No. 12SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 13EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 35 of above-mentioned Tract No. 16588, described as Parcel No. 13SD in above-mentioned deed.

Containing: 780 ± square feet

**EXHIBIT A**

**PARCEL NO. 14EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 23 of above-mentioned Tract No. 16588, described as Parcel No. 14SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 15EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 36 of above-mentioned Tract No. 16588, described as Parcel No. 15SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 16EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 22 of above-mentioned Tract No. 16588, described as Parcel No. 16SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 17EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 37 of above-mentioned Tract No. 16588, described as Parcel No. 17SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 18EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 21 of above-mentioned Tract No. 16588, described as Parcel No. 18SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 19EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 38 of above-mentioned Tract No. 16588, described as Parcel No. 19SD in above-mentioned deed.

Containing: 780 ± square feet

**EXHIBIT A**

**PARCEL NO. 20EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 20 of above-mentioned Tract No. 16588, described as Parcel No. 20SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 21EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 39 of above-mentioned Tract No. 16588, described as Parcel No. 21SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 22EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 19 of above-mentioned Tract No. 16588, described as Parcel No. 22SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 23EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 40 of above-mentioned Tract No. 16588, described as Parcel No. 23SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 24EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 18 of above-mentioned Tract No. 16588, described as Parcel No. 24SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 25EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 41 of above-mentioned Tract No. 16588, described as Parcel No. 25SD in above-mentioned deed.

Containing: 780 ± square feet

**EXHIBIT A**

**PARCEL NO. 26EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 17 of above-mentioned Tract No. 16588, described as Parcel No. 26SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 27EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 42 of above-mentioned Tract No. 16588, described as Parcel No. 27SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 28EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 16 of above-mentioned Tract No. 16588, described as Parcel No. 28SD in above-mentioned deed.

Containing: 750 ± square feet

**PARCEL NO. 29EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 43 of above-mentioned Tract No. 16588, described as Parcel No. 29SD in above-mentioned deed.

Containing: 780 ± square feet

**PARCEL NO. 30EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 15 of above-mentioned Tract No. 16588, described as Parcel No. 30SD in above-mentioned deed.

Containing: 825 ± square feet

**PARCEL NO. 31EX** (Quitclaim of easement):

The northwesterly 15.00 feet of Lot 44 of above-mentioned Tract No. 16588, described as Parcel No. 31SD in above-mentioned deed.

Containing: 780 ± square feet

**EXHIBIT A**

**PARCEL NO. 32EX** (Quitclaim of easement):

The southeasterly 15.00 feet of Lot 14 of above-mentioned Tract No. 16588, described as Parcel No. 32SD in above-mentioned deed.

Containing: 901 ± square feet

**PARCEL NO. 33EX** (Quitclaim of easement):

That certain parcel of land in Lot 45 of above-mentioned Tract No. 16588, described as Parcel No. 33SD in above-mentioned deed.

Containing: 1,202 ± square feet

**PARCEL NO. 34EX** (Quitclaim of easement):

That certain parcel of land in Lot 46 of above-mentioned Tract No. 16588, described as Parcel No. 34SD in above-mentioned deed.

Containing: 2,362 ± square feet

**PARCEL NO. 35EX** (Quitclaim of easement):

That certain parcel of land in Lot 47 of above-mentioned Tract No. 16588, described as Parcel No. 35SD in above-mentioned deed.

Containing: 3,455 ± square feet

**PARCEL NO. 36EX** (Quitclaim of easement):

That certain parcel of land in Lot 48 of above-mentioned Tract No. 16588, described as Parcel No. 36SD in above-mentioned deed.

Containing: 4,594 ± square feet

**PARCEL NO. 37EX** (Quitclaim of easement):

That certain parcel of land in Lot 49 of above-mentioned Tract No. 16588, described as Parcel No. 37SD in above-mentioned deed.

Containing: 4,405 ± square feet

**EXHIBIT A**

**PARCEL NO. 38EX** (Quitclaim of easement):

That certain parcel of land in Lot 50 of above-mentioned Tract No. 16588, described as Parcel No. 38SD in above-mentioned deed.

Containing: 4,712  $\pm$  square feet

**PARCEL NO. 39EX** (Quitclaim of easement):

That certain parcel of land in Lot 51 of above-mentioned Tract No. 16588, described as Parcel No. 39SD in above-mentioned deed.

Containing: 5,019  $\pm$  square feet

**PARCEL NO. 40EX** (Quitclaim of easement):

That certain parcel of land in Lot 52 of above-mentioned Tract No. 16588, described as Parcel No. 40SD in above-mentioned deed.

Containing: 5,327  $\pm$  square feet

**PARCEL NO. 41EX** (Quitclaim of portion of easement):

That portion of that certain parcel of land in Lot 53 of above-mentioned Tract No. 16588, described as Parcel No. 41SD in above-mentioned deed, excepting a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Beginning at a point in the northwesterly line of said Lot 53, said point being distant along said northwesterly line South 47°22'52" West 22.32 feet from the northerly corner of said Lot 53, said point also being a point in a non-tangent curve concave to the north and having a radius of 90.00 feet, a radial of said curve to said point bears South 13°45'40" West; thence easterly along said curve through a central angle of 33°58'49", an arc distance of 53.38 feet; thence tangent to said curve North 69°46'51" East 63.23 feet to a point, said last-mentioned point hereby designated as Point "A".

The sidelines of the above-described 15-foot strip of land shall be prolonged or shortened at the beginning thereof so as to terminate in said northwesterly line.

Containing: 5,531  $\pm$  square feet

**EXHIBIT A**

**PARCEL NO. 42EX** (Quitclaim of portion of easement):

That portion of that certain parcel of land in Lot 54 of above-mentioned Tract No. 16588, described as Parcel No. 42SD in above-mentioned deed, excepting that portion lying within the above-described 15-foot strip of land in PARCEL NO. 41EX.

Containing: 7,683 ± square feet

**PARCEL NO. 43EX** (Quitclaim of portion of easement):

That portion of that certain parcel of land in Parcel 2, Parcel Map No. 10876, as shown on map filed in Book 111, page 54, of Parcel Maps, in the office of said Registrar-Recorder/County Clerk.

EXCEPTING therefrom that portion lying within the above-described 15-foot strip of land in PARCEL NO. 41EX.

ALSO EXCEPTING therefrom that portion lying within the following described boundaries:

Beginning at above-designated Point "A"; thence North 20°13'09" West 20.00 feet; thence North 69°46'51" East 45.00 feet; thence North 39°47'58" East 9.24 feet to the northeasterly boundary of said Parcel Map No. 10876; thence along said northeasterly boundary South 50°12'02" East 34.65 feet; thence South 39°47'58" West 29.23 feet; thence South 69°46'51" West 45.00 feet; thence North 20°13'09" West 20.00 feet to the point of beginning.

Containing: 5,068 ± square feet

**PARCEL NO. 44EX** (Quitclaim of portion of easement):

That portion of that certain parcel of land in Parcel 1 of above-mentioned Parcel Map No. 10876, described as Parcel No. 44SD in above-mentioned deed.

EXCEPTING therefrom that portion lying within the following described boundaries:

Beginning at above-designated Point "A"; thence North 20°13'09" West 20.00 feet; thence North 69°46'51" East 45.00 feet; thence North 39°47'58" East 9.24 feet to the northeasterly boundary of said Parcel Map No. 10876; thence along said

**EXHIBIT A**



northeasterly boundary South 50°12'02" East 34.65 feet; thence South 39°47'58" West 29.23 feet; thence South 69°46'51" West 45.00 feet; thence North 20°13'09" West 20.00 feet to the point of beginning.

Containing: 570 ± square feet

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division

**EXHIBIT A**